

MAIL TO: GRANTEE

BOOK 1135 PAGE 880

38

PURCHASE MONEY

DEED OF TRUST

Rec'd for Record Jan. 2 19 81 At 3:38 P M Same Day Recorded & Ex'd per Charles C. Keller, CLT

THIS DEED OF TRUST is made this 31ST day of DECEMBER 19 80, among the Grantor,

RICHARD E. BROWN AND MARCIA A. BROWN, HIS WIFE

BERNARD H. KANSTOROOM AND JEFFREY M. FROST
and the Beneficiary, SUBURBAN COASTAL CORP.
existing under the laws of THE STATE OF NEW JERSEY
1401 Valley Road, Wayne, New Jersey 07470

(herein "Borrower"),
(herein "Trustee"),
a corporation organized and
whose address is
(herein "Lender")

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of FREDERICK, State of Maryland:

AN-2-81 B #26997 *****23.00

BEING KNOWN AND DESCRIBED AS LOT NO. 4, BLOCK K, AS SHOWN ON PLAT ENTITLED "SECTION 1-B, FINAL PLAT FOUNTAINDALE SOUTH, SHEET 2 of 3", AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY IN PLAT BOOK 11, FOLIO 170. IMPROVEMENTS THEREON BEING KNOWN OR FORMERLY KNOWN AS BOX 135, WILLOW TREE SOUTH.

SEE "ADDENDUM TO DEED OF TRUST" ATTACHED HERETO AND MADE A PART HEREOF

\$23.00
which has the address of 7022 WILLOW TREE DRIVE SOUTH, MIDDLETOWN

MARYLAND 21769
(State and Zip Code)

(herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated DECEMBER 31, 1980 (herein "Note"), in the principal sum of FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100--- (57,500.00) Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2006; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.